

Lake County  
Development Review Staff Meeting

**Thursday, August 31, 2006**

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DISCLAIMER

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This booklet has been prepared for the convenience of the Lake County Staff in discussing development review matters before them. Every effort has been made to include all items to be discussed at this Staff Meeting. However, there is no preclusion from any item being brought before the Staff and/or others, which are not a part of this Agenda. While it has been the goal to present error-free information, we do not represent that documentation is without error or omissions.

The staff welcomes written comments prior to and during consideration of issues that will be discussed during meetings. If you have comments or questions regarding the subject matter of any meeting, please deliver your written comments to appropriate County Staff or mail to the Division of Planning & Development, Post Office Box 7800, Tavares, FL, 32778-7800, or you may contact us at telephone number **(352) 343-9640**

## AGENDA

LAKE COUNTY

**Development Review Staff Meeting**

**Thursday, August 31, 2006**

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The Staff Meeting will begin at 9:00 a.m. – 2nd Floor Conference Room 235, 315 W. Main Street, Tavares, Florida. (Round Administration Building) Although this is a timed agenda, ***it is suggested to arrive at 9 am.*** Each project is given 15 minutes however; depending on the project being reviewed it may take more or less time to complete each review.

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### I. Discussion / Action

(9:00 am)

**Prestige – Clermont Facility (ready mix concrete plant, gunite plant, office)**

**Engineer: Stitzel Engineering & Construction, Inc., John MacGregor, P.E.**

**Presubmittal Application- cursory Review**

*Sr. Planner: Rick Hartenstein*

*S-T-R: 25-22-26*

*Commissioner Distr: 2*

**Joint Planning Area –Clermont**

(9:30 am)

**Phase III Landfill, MSW cell 1 & Ash cell 1 (Landfill expansion)**

**Contact: Lake County Environmental Services Department, Gary Debo**

**Presubmittal Application- cursory Review**

*Sr. Planner: Rick Hartenstein*

*S-T-R: 7/8-20-26*

*Commissioner Distr: 3*

**Joint Planning Area –Tavares**

*01-20-25*

(10:00 am)

**15250 County Road 455 (Residential Subdivision, 8 Lots)**

**Contact: Realty Executives, Joe Wynkoop**

**Presubmittal Application- cursory Review**

*Sr. Planner: Stacy Allen*

*S-T-R: 14-22-26*

*Commissioner Distr: 3*

**Joint Planning Area –Montverde**

(10:30 am)

**15222 County Road 455 (Residential Subdivision, 10 Lots)**

**Contact: Realty Executives, Joe Wynkoop**

**Presubmittal Application- cursory Review**

*Sr. Planner: Stacy Allen*

*S-T-R: 14-22-26*

*Commissioner Distr: 3*

**Joint Planning Area –Montverde**

(11:00 am)

**Perfecto Project (Residential Subdivision, 4 Lots)**

**Contact: Perfecto Gonzalez**

**Presubmittal Application- cursory Review**

*Sr. Planner: Stacy Allen*

*S-T-R: 27-20-26*

*Commissioner Distr: 3*

(11:30 am)

**Big Bounce Zone (Tennant improvements to existing warehouse for kids' recreation facility)**

**Contact: Griffin Concrete Construction, Inc., Matt Griffin**

**Presubmittal Application- cursory Review**

*Sr. Planner: Stacy Allen*

*S-T-R: 25-21-25*

*Commissioner Distr: 2*

## **What are Site Plans, Preliminary Plats and Presubmittal Applications?**

### **Site Plans:** Land Development Regulations **14.09.00 - Site Plans.**

**14.09.01 Generally.** The County may approve site plans for non-residential development or multi-family development if found to be in compliance with the requirements of these regulations. Additionally, site plans Shall be required for all ancillary uses to a residential subdivision, mobile home or recreational vehicle park, including but not limited to clubhouses, community buildings, active recreation-sites, golf courses, and community pools. No application for a building permit on a parcel requiring site plan approval Shall be granted unless the site has been approved by the County Manager or designee

### **Preliminary Plats:** Land Development Regulations **14.07.00 - Subdivisions.**

**14.07.01 Generally.** The purpose of this Section is to provide for the review of the subdivision of land into individual saleable, leasable or rental units. The County Manager or designee Shall approve all preliminary plats, construction plans and final plats if each is found to be in compliance with these regulations. Any preliminary plat, construction plan or final plat not in compliance with these regulations Shall be denied and a letter of denial Shall be sent to the applicant stating the reasons for the denial. All final plats Shall also be required to be accepted by the Board of County Commissioners. This Section Shall apply to the subdivision of land into residential lots only.

### **Presubmittal Applications:**

The Lake County Department of Growth Management is pleased to offer you the opportunity to present your development proposal to County staff for the purpose of a cursory review before filing any formal applications. A pre-submittal application meeting with the County is an informal exchange of ideas and information. Any variances or development waivers required for the project will be discussed during this meeting. The preliminary plan review during these meetings does not constitute a waiver of any requirements contained in the County's Land Development Code.

You may review the Lake County Land Development Regulations at [www.municode.com](http://www.municode.com) and our Lake County Comprehensive Plan on the Lake County website at [www.lakegovernemnt.com](http://www.lakegovernemnt.com).

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**Notice to Applicant:** A copy of the staff comments will be faxed/e-mailed to the Applicant and or Engineer before the scheduled meeting. If you have any questions, please contact Development Review at (352) 343-9640.

After review of the comments, the Applicant/Engineer may not need to meet with staff in a group. If so, please contact Development Review so the agenda may be adjusted accordingly.

Thank you